



5 Providence Row, Station Road

Langworth, Lincoln, LN3 5BD

£190,000

A well-presented two bedroomed semi-detached cottage located within the village of Langworth. The property is situated on a larger than average plot with extensive parking to the front and side, Garage, a range of sheds and greenhouses and an extensive lawned rear garden. The property has internal accommodation to comprise of Conservatory/Entrance, Kitchen Diner, Ground Floor Bathroom and Lounge with a solid fuel burner. The First Floor Landing gives access to two Bedrooms. Viewing of this property is highly recommended.





SERVICES

Mains Electricity and Drainage. Oil-Fired Central Heating.

EPC RATING – E

COUNCIL TAX BAND – A

LOCAL AUTHORITY - West Lindsey District Council

TENURE - Freehold

VIEWINGS - By prior appointment through Mundys.

DIRECTIONS

Heading out of Lincoln along Bunkers Hill, over the roundabout and onto the A158 towards Wragby. Passing the village of Sudbrooke and Langworth is the next village. Continue into the village of Langworth along Station Road and the property can be located on the left hand side.

LOCATION

Langworth is a village located on the A158 which provides quick and easy access to the historic City of Lincoln, the Market Town of Market Rasen and Wragby. There are good primary and secondary schools in the region and a bus service runs through the village to Lincoln, Wragby, Market Rasen, Horncastle, Louth and out to the East Coast.





ACCOMMODATION

CONSERVATORY

13' 3" x 7' 1" (4.06m x 2.17m), with UPVC windows and double doors to the side aspects, UPVC window and door to the kitchen diner and a radiator.

KITCHEN DINER

10' 4" x 12' 8" (3.15m x 3.88m), with UPVC window and door to the conservatory, doors into the bathroom and lounge, with recently fitted kitchen and a range of base units and drawers with work surfaces over, spaces for a cooker, fridge, washing machine and dishwasher, sink unit, partly tiled walls, sink unit and a walk-in pantry.

BATHROOM

4' 5" x 12' 1" (1.37m x 3.70m), with UPVC window to the rear aspect, partly tiled walls, suite to comprise of bath, separate sower cubicle, WC and wash hand basin with vanity cupboard and a chrome towel radiator.

LOUNGE

20' 5" x 12' 8" (6.24m x 3.88m), with UPVC windows to the front and side aspects, radiator, stairs to the first floor landing with storage below and fireplace with a multi-fuel burner.

FIRST FLOOR LANDING

With access to two bedrooms.

BEDROOM 1

10' 0" x 12' 9" (3.06m x 3.90m), with UPVC window to the front aspect and radiator.

BEDROOM 2

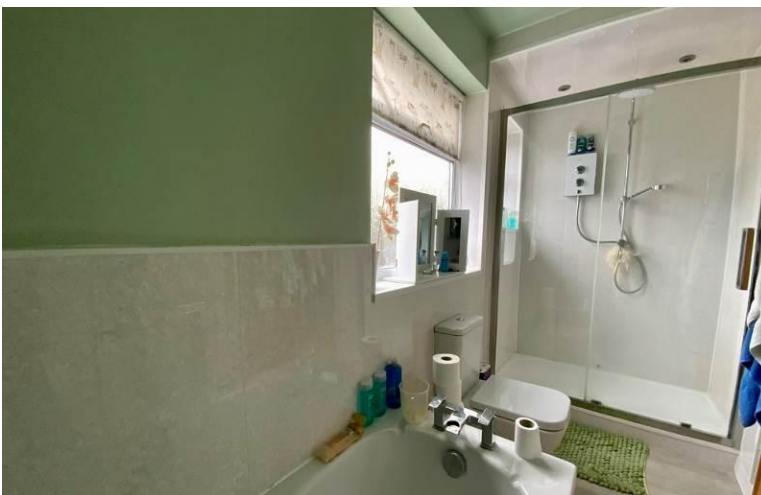
10' 0" x 9' 7" (3.05m x 2.93m), with UPVC window to the rear aspect, over stairs storage cupboard and a radiator.

OUTSIDE

To the front of the property there is a blocked paved off road parking area and a driveway to the side providing further off road parking and giving gated access to the rear of the property. To the rear there is a Detached Single Garage, sheds, greenhouse, extensive lawned garden with flowerbeds, mature shrubs and trees and decorative gravelled beds.

GARAGE

17' 3" x 11' 6" (5.26m x 3.52m), with up and over door to the front aspect, power and lighting.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

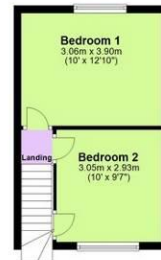
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Ground Floor
Approx. 69.6 sq. metres (751.7 sq. feet)



First Floor
Approx. 24.2 sq. metres (260.6 sq. feet)



Total area: approx. 94.0 sq. metres (1012.3 sq. feet)

For illustration purposes only.
Plan produced using Planific.

5 Providence Row

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

